

# Notice of Availability of a Draft Environmental Impact Report (Draft EIR) and Notice of Public Meeting to Provide Comments on the Draft EIR

The Draft Environmental Impact Report (DEIR) (SCH # 2007112072) for The Village at Loomis Project is now available for review. Public comment on this document is invited for a 45-day period extending from May 2 through June 16, 2016. More information is provided below.

**PROJECT LOCATION:** The Village at Loomis (proposed project) site is located in the Town of Loomis (Town) northwest of the Interstate 80 (I-80)/Horseshoe Bar Road interchange and is bounded by Laird Street and the Silver Ranch neighborhood on the north, the Sun Knoll and Day Avenue neighborhoods on the east, I-80 on the south, and Horseshoe Bar Road on the west. The project site is composed of 13 parcels, identified as Placer County Assessor's Parcel Numbers (APNs) 043-080-007, 043-080-008, 043-080-015, 043-080-044, 043-100-025, 043-100-027, 043-092-037, 043-092-036, 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010.

**PROJECT DESCRIPTION:** The proposed project consists of a village-themed retail center, commercial and professional uses, detached single-family residential units and multiple-family residential units, parks, and open space. A total of 426 residential units are proposed along with 56,000 square feet in commercial uses and 25,000 square feet in office uses. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Approximately 10 acres of open space is proposed surrounding the drainage/riparian corridor in the central portion of the project site. The project would also include three passive parks on 1.25 acres, and two active parks on 0.6 acre.

**Approval of the following entitlements is necessary for the project to proceed:**

**Lead Agency Approvals – Town of Loomis**

1. General Plan Amendment
2. Zoning Code Amendment
3. Parcel Merger
4. Lot Line Adjustment
5. Tentative Subdivision Map
6. Design Standards
7. Development Agreement

**SIGNIFICANT IMPACTS:** The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: land use; biological resources; cultural resources; visual resources; transportation; noise; air quality; greenhouse gas emissions; geology, soils, and seismicity; hydrology and water quality; public services and utilities; hazards and hazardous materials; and cumulative.

As described in the DEIR many of these impacts can be fully mitigated however some cannot. These impacts would remain significant and unavoidable, and would include impacts to biological resources (4.3-6), cultural resources (4.4-1), visual resources (4.5-2), transportation (4.6-8), air quality (4.8-1), and greenhouse gas emissions (4.9-1 and 4.9-2).

**Town of Loomis**

3665 Taylor Road, Loomis CA 95650—phone (916) 652-1840 fax (916) 652-1847

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**HAZARDOUS MATERIALS/WASTE ON SITE:** The project site does not contain any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5.

**ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE:** The Draft EIR and other project materials are now available for public review and download on the Town of Loomis website at <http://loomis.ca.gov/> under “How Do I?”/“View”/“The Village at Loomis”. Printed copies of the document are available for public review at the following locations during normal business hours:

Loomis Town Hall  
3665 Taylor Road  
Loomis, CA 95650

Loomis Library  
6050 Library Drive  
Loomis, CA 95650

**PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: May 2, 2016 to June 16, 2016**

All comments on the Draft EIR must be received by the Town no later than 5:00pm on June 16, 2016 to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the Town’s discretion. Comments must be directed to:

Town of Loomis: The Village at Loomis EIR  
3665 Taylor Road  
Loomis, CA 95650  
[village@loomis.ca.gov](mailto:village@loomis.ca.gov)

**DRAFT EIR COMMENT MEETING:** On May 24, 2016, starting at 7:30 PM, the Town of Loomis Planning Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for The Village at Loomis Project. A second public meeting before the Town of Loomis Town Council will be held on May 31, 2016, starting at 7:30 PM. The Town Council will solicit input and comments from public agencies and the general public on the Draft EIR for The Village at Loomis Project. Both public meetings will be held at the Loomis Depot, located at 5775 Horseshoe Bar Road, Loomis, CA, 95650.

If you have any questions regarding this notice, please contact the Project Planner at [village@loomis.ca.gov](mailto:village@loomis.ca.gov). Meeting facilities are accessible to persons with disabilities. In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Crickett Strock at Town Hall, 652-1840, prior to the public hearing or program you wish to attend, so that we can accommodate you.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the town at, or prior to, the public hearing(s).

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